

EFDC Householder & Other Minor Applications Check List

Application Details & Constraints							
Case Ref:	EPF/2224/23	PL No:	012291				
Site Address:	78, Bracken Drive, Chigwell, IG7 5RD						
Proposal:	Variation to condition 5 and condition 7 on planning approval EPF/2132/19 (New detached single family dwelling to replace existing bungalow)						
Green Belt	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	TPO	Yes <input checked="" type="checkbox"/>	No <input 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: Chigwell Parish Council return dated 23/22/23: 'The Parish STRONGLY OBJECTS on the following grounds: The planning stipulations that were conditional on the original application being granted have not been met and no adequate explanation has been presented as to why these were not adhered to by the applicant.'</p>							
Objection	<input checked="" type="checkbox"/>	No Objection	<input type="checkbox"/>	Comment	<input type="checkbox"/>	None Received	<input type="checkbox"/>
Neighbour Responses, if any:	None						
EFDC Trees and Landscaping	'We OBJECT to this application on the grounds that it is contrary to - The removal of Condition 5 and 7 from planning permission EPF/2132/19 is unacceptable as the conditions should have been discharged before the development was implemented. Damage to these protected trees may have already occurred, but may not yet be evident. To remove these conditions would be contrary to policies DM5 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF'						
Planning Considerations							
<p>Character and Appearance: The site is a new build two storey detached dwellinghouse with front and rear amenity space. It is sited on the southeast side of Bracken Drive an established urban area in Chigwell. Surrounding area is characterised by its larger style detached dwellings with landscaped frontages. The site has several trees with TPO's.</p>							
Acceptable	<input checked="" type="checkbox"/>	Unacceptable	<input type="checkbox"/>	N/A	<input type="checkbox"/>		
<p>Neighbouring Amenities: The proposal does not affect neighbour amenity.</p>							
Acceptable	<input checked="" type="checkbox"/>	Unacceptable	<input type="checkbox"/>	N/A	<input type="checkbox"/>		

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Green Belt:			
Acceptable	<input type="checkbox"/>	Unacceptable	<input type="checkbox"/>
		N/A	<input checked="" type="checkbox"/>
Highway Safety/Parking:			
Acceptable	<input type="checkbox"/>	Unacceptable	<input type="checkbox"/>
		N/A	<input checked="" type="checkbox"/>
Trees and Landscaping:			
<p>The main issue for consideration is whether there will be a detrimental impact to trees on site. Historic planning applications and site visits undertaken by EFDC Trees and Landscaping Officers demonstrate that conditions 5 concerns the protection of trees with Tree Protection Orders prior to commencement and condition 7 required details regarding soft and hard landscaping also prior to commencement with an additional 5-year timeframe of planning control to ensure the replacement of failed trees/plants. Site visits reveal works were implemented not in accordance with pre commencement conditions.</p> <p>Both conditions are considered integral to the original approval EPF/2132/19 to ensure the continued protection of TPO trees and soft landscaping and as such are not appropriate for variation. The proposal is therefore not supported.</p>			
Acceptable	<input type="checkbox"/>	Unacceptable	<input checked="" type="checkbox"/>
		N/A	<input type="checkbox"/>
Comments on Representations, if any:			
Additional Notes:			
<p>The proposal to remove conditions 5 and 7 from original granted planning application EPF/2132/23 results in adverse harm to green infrastructure and is therefore recommended for refusal.</p>			
Officer Recommendation:		Approve	<input type="checkbox"/>
		Refuse	<input checked="" type="checkbox"/>