

EFDC Householder & Other Minor Applications Check List

Application Details & Constraints					
Case Ref:	EPF/1798/25	PL No:	030016		
Site Address:	20, Dacre Gardens, Chigwell, IG7 5HG				
Proposal:	Change of use of garage into a living space at ground level, and the erection of a lower ground garage.				
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					
Town/Parish Council Comments, if any:					
Parish Council objects due to no basement impact assessment.					
Objection <input checked="" type="checkbox"/>	No Objection <input type="checkbox"/>	Comment <input type="checkbox"/>	None Received <input type="checkbox"/>		
Neighbour Responses, if any:		None received.			
Planning Considerations					

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Character and Appearance:

The application site comprises a single-storey detached bungalow located within the built-up area of Chigwell. The property sits on an elevated position with the ground sloping downwards from the rear towards the front and the entrance is accessed via steps from the driveway. The dwelling includes an integrated garage and benefits from a rear extension with a secondary subordinate roof.

The proposal seeks planning permission for the conversion of the existing garage into habitable living space at ground level and the construction of a new lower-ground garage beneath it. The works would involve the replacement of the existing garage door with windows matching the appearance of the existing and are considered acceptable from a design perspective. The proposed lower-ground garage would measure 3m by 5.23m with a new garage door to the front. External ground levels to the front would also be lowered to enable vehicular access. The proposal would remain subordinate in scale to the host dwelling and its design is considered acceptable. It is also noted that the proposal includes an alteration to the rear roof form which has not been referenced in the description of development and would see the existing secondary roof above the rear extension replaced with a flat roof. From a design perspective the proposed alterations are considered acceptable and would not harm the character or appearance of the dwelling or wider street scene.

However, Policy DM12 of the Epping Forest District Local Plan 2011-2033 (2023) sets out specific requirements for subterranean and basement development and states that in determining proposals for basements, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability in the form of a Basement Impact Assessment and where appropriate a Basement Construction Management Statement. Such schemes will only be permitted where it can be demonstrated that the proposal:

- (i) will not adversely affect the structural stability of the host building, neighbouring buildings or other infrastructure, including the adjoining highway, having regard to local geological conditions;
- (ii) does not increase flood risk to the property and adjacent properties from any source;
- (iii) avoids harm to the appearance or setting of the property or the established character of the surrounding area;
- (iv) will not adversely impact the amenity of adjoining properties by reason of noise, light pollution or increased levels of internal or external activity; and
- (v) will conserve or enhance the local natural and historic environment

Policy DM12 C adds:

- (i) will not cause harm to pedestrian, cycle, vehicular and road safety, adversely affect bus or other transport operations, significantly increase traffic congestion, nor place unreasonable inconvenience on the day to day life of those living, working or visiting nearby; and
- (ii) will minimise construction impacts such as noise, vibration and dust for the duration of the works.

No Basement Impact Assessment or Basement Construction Management Statement has been submitted in support of this application. As such it has not been demonstrated that the proposal would comply with the criteria of Policy DM12.

Acceptable	<input type="checkbox"/>	Unacceptable	<input checked="" 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:			
The existing garage does not meet current Essex Parking Standards and would be replaced by a larger garage.			
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"/>
Comments on Representations, if any:			
Additional Notes:			
Drawings: 01, 02, 03, 04, 05, 06, 07 and 10.			
Officer Recommendation:	Approve	<input type="checkbox"/>	Refuse
			<input checked="" type="checkbox"/>