

Application Checklist - LDC Proposed Use/Development

Case Ref:	EPF/1649/22	PL No:	
Address:	The Rodings, Roding Lane, Chigwell, IG7 6BE		
Proposal:	Application for Lawful Development Certificate for proposed two-storey rear extension, single-storey side extension and outbuildings.		

Constraints	Yes	No
Article 2(3) Land	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Listed Building	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Permitted Development Rights Withdrawn	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Converted House/Change of use under Class M, N, P, PA or Q of Part 3 of Sched 1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Detached House <input checked="" type="checkbox"/> Semi-Detached House <input type="checkbox"/> Terraced House <input type="checkbox"/>		
Other: Cadent Gas buffer zone.		

Two-storey rear extension:

Class A - Enlargement, Improvement or Alteration Development is not permitted by Class A if:	Yes	No	N/A
- It exceeds 50% of the total area of the curtilage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- It is higher than the highest part of the roof of the existing house	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- The eaves height would be higher than the eaves of the existing house	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
It extends beyond a wall which:			
- Forms the principal elevation of the original house	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- Fronts a highway and forms a side elevation of the original house	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
It would have a single storey and:			
- It extends beyond the original rear wall by more than: (Attached 3m, Detached 4m)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
- It exceeds 4 metres in height	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
It is more than one storey and:			
- It extends beyond the original rear wall by more than 3 metres	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- It is within 7 metres of any boundary of the curtilage which is opposite the rear wall of that house	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- It is within 2m of a boundary, the eaves height is higher than 3 metres	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
It would extend beyond a wall forming a side elevation and would:			
- Exceed 4 metres in height	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
- Have more than a single storey	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
- Have a width greater than half the width of the original house	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
It would consist of or include -			
- The construction or provision of a verandah, balcony or raised platform,	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- The installation, alteration or replacement of a microwave antenna,	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- The installation, alteration or replacement of a chimney/flue/soil/vent	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- An alteration to any part of the roof of the house	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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Single-storey side extension:

Class A - Enlargement, Improvement or Alteration Development is not permitted by Class A if:	Yes	No	N/A
- It exceeds 50% of the total area of the curtilage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- It is higher than the highest part of the roof of the existing house	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- The eaves height would be higher than the eaves of the existing house	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
It extends beyond a wall which:			
- Forms the principal elevation of the original house	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Fronts a highway and forms a side elevation of the original house	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
It would have a single storey and:			
- It extends beyond the original rear wall by more than: (Attached 3m, Detached 4m)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- It exceeds 4 metres in height	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
It is more than one storey and:			
- It extends beyond the original rear wall by more than 3 metres	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
- It is within 7 metres of any boundary of the curtilage which is opposite the rear wall of that house	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
- It is within 2m of a boundary, the eaves height is higher than 3 metres	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
It would extend beyond a wall forming a side elevation and would:			
- Exceed 4 metres in height	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Have more than a single storey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Have a width greater than half the width of the original house	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
It would consist of or include -			
- The construction or provision of a verandah, balcony or raised platform,	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- The installation, alteration or replacement of a microwave antenna,	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- The installation, alteration or replacement of a chimney/flue/soil/vent	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- An alteration to any part of the roof of the house	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Class E - Buildings etc – Development is not permitted by Class E if;	Yes	No	N/A
- It exceeds 50% of the total area of the curtilage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- It would be situated on land forward of the principal elevation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- It would be more than single storey	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- It would be higher than 4 metres in the case of a building with a dual-pitched roof	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- It would be higher than 2.5 metres if within 2 metres of the boundary of the curtilage of the house	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- It would be higher than 3 metres in any other case	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- The height of the eaves of the building would exceed 2.5 metres	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- It would be situated within the curtilage of a listed building	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- It would include the construction or provision of a verandah, balcony or raised platform	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- It relates to a dwelling or a microwave antenna	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- The capacity of the container would exceed 3,500 litres.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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Recommendation:	Lawful	<input type="checkbox"/>	Not Lawful	<input checked="" type="checkbox"/>
Notes: The single-storey side extensions would extend from an existing two-storey side extension which does not conform to Permitted Development, and the proposed side extension and garage would be situated on land forward of the principal elevation. This application is therefore recommended as NOT LAWFUL.				