The Counties Residents' Association

Protecting the interests of the community

26 Elm Hall Gardens, Planning Application no: 3292/15

Dear Resident,

We have monitored a planning application for 26 Elm Hall Gardens, which we would bring to your attention. You will find the key extract from the plans below, with full plans available at Wanstead Library or at www.redbridge.gov.uk (click on "Planning" and then put the above application reference number in the search box).
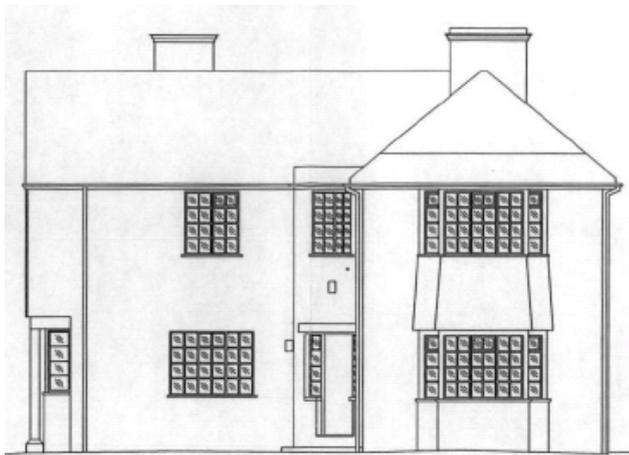
The proposal consists of demolishing the existing property and creating a pair of semi detached houses in their place. One element of this application is the creation of a basement, something that is becoming increasingly common and always draws a lot of concern regarding the possibility of subsidence. We have researched this issue and can confirm that the design of a basement would be monitored by a department known as Building Control. This department enforces adherence to the Building Regulations to ensure that the design/strength is sufficient to prevent subsidence. We have also discovered that any approval by the Planning Department would include as its first condition, approval of the design/strength by Building Control.

Other elements of the scheme have been raised as a concern and so here are some observations:-
    i)   Height is taller than the existing house, but matches the adjacent house (not pictured)
    ii)   Proposed design look is in keeping with the neighbourhood.
    iii)   Two off-street parking spaces are included for each house (four in total).
    iv)   Depth is deeper than current, but obeys the 45° sight line rule for adjacent properties.
    v)   Loft conversion (rear - not pictured here) complies with roof percentage policies

If you wish to make any comments **BY FRIDAY 2nd October** on this application, you can write/email to:-
Mr K. Gyamera, planning.consultations@redbridge.gov.uk
London Borough of Redbridge, Planning and Regeneration Department
PO Box 2, Town Hall, ILFORD, Essex, IG1 1DD

Existing Streetscene

Proposed Streetscene

www.countiesresidentsassociation.org.uk