



# The Counties Residents' Association

*Protecting the interests of the community*

## **26 Elm Hall Gardens, Planning Application no: 4458/15**

We have monitored a **revised** planning application for 26 Elm Hall Gardens, which we would bring to your attention. Below are an extract from the plans, with full plans at [www.redbridge.gov.uk](http://www.redbridge.gov.uk) (click on "Planning" and then put the above application reference number in the search box) of at Wanstead Library.

The new proposal still consists of demolishing the existing property and creating a pair of semi detached houses. The key differences from the initial application are in the roof design, previously the roof was half gable/ hip, now it is fully hip design reducing the visual impact/bulk. The change in roof design means side windows and the rear dormers are now rooflights (two per face). The depth of the main building has also been reduced slightly again reducing the visual impact/bulk (whilst the overall "extension" depth remains).

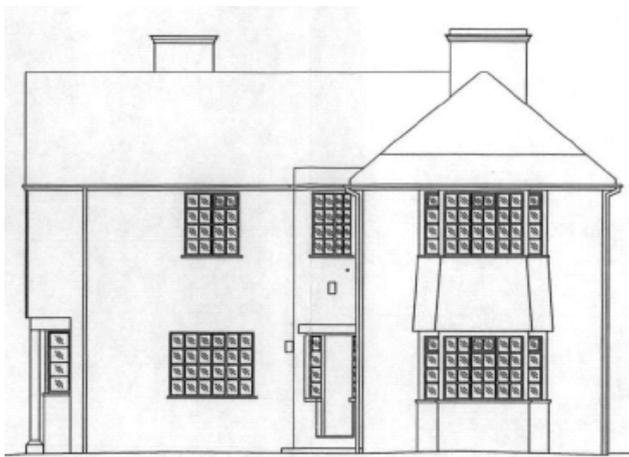
One element of this application is the creation of a basement, something that is becoming increasingly common and always draws a lot of concern regarding the possibility of subsidence. We have researched this issue and can confirm that the design of a basement would be monitored by a department known 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.

If you wish to make any comments **BY FRIDAY 29th January** on this application, you can write/email to:-

Mr K. Gyamera, [planning.consultations@redbridge.gov.uk](mailto: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