

Proposed basement will be no deeper than the existing deck

Ground Floor: 47 Sq2
 First Floor: 43 Sq2
 Proposed Basement: 58.8 Sq
 Total: 148.8 Sq2

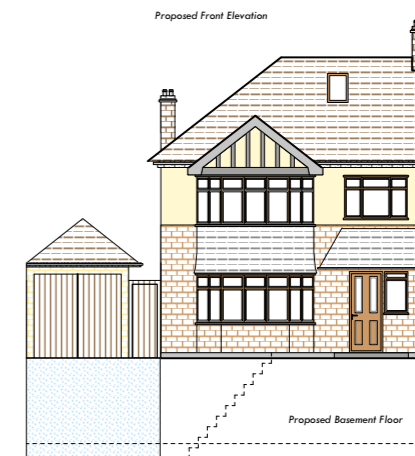
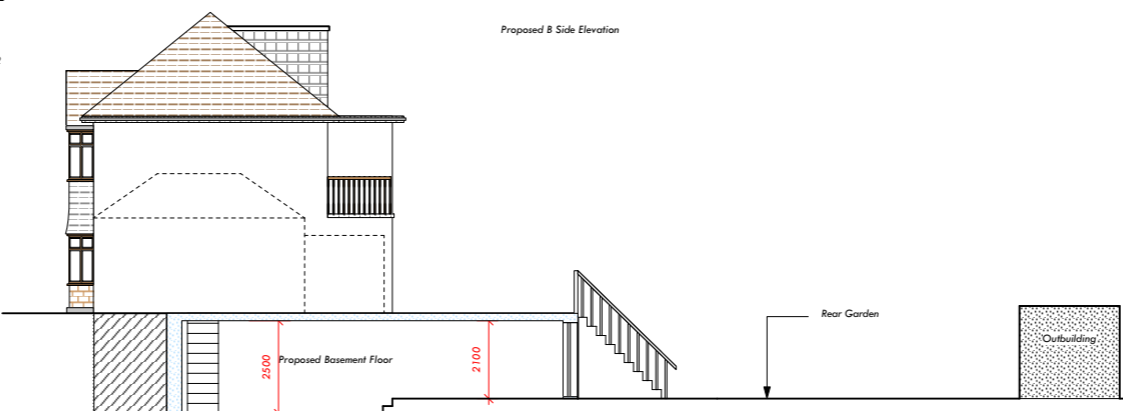
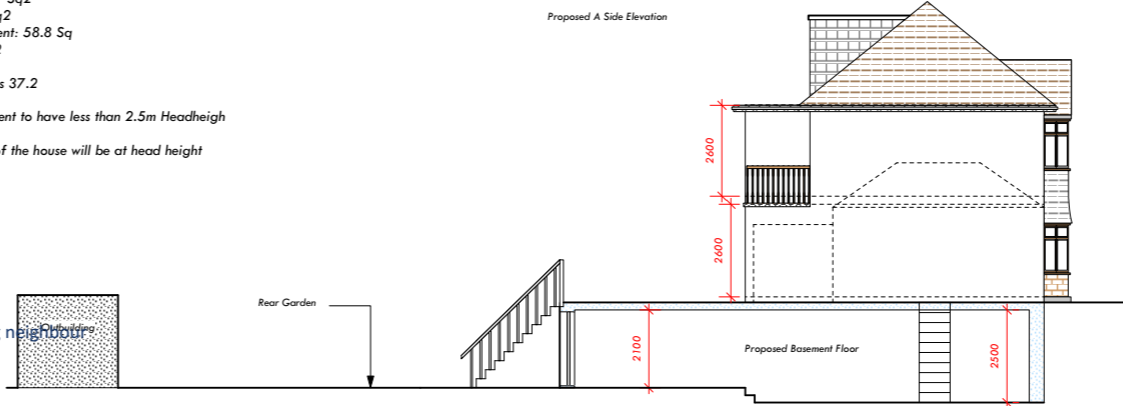
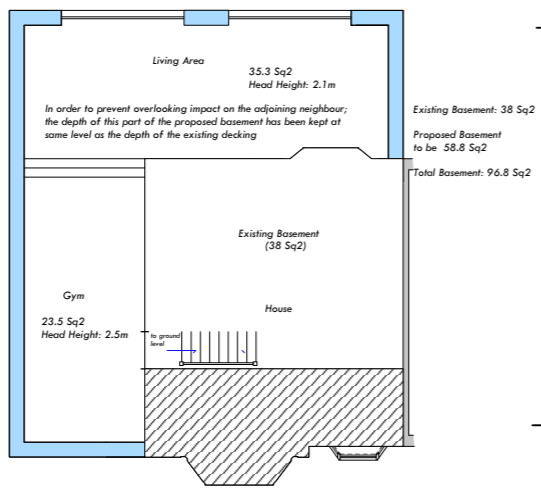
25% of 148.8 is 37.2

35.3 Sq2 Basement to have less than 2.5m Headheight

Less than 25% of the house will be at head height less than 2.5m

Proposed basement to have bifold doors to provide access to the rear garden as the rear garden is originally on the same level as the basement

In order to prevent overlooking impact on the adjoining neighbour



Basement Extension Plan
 Redbridge Council

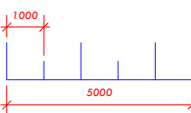
Please note that before building works commence, it is the responsibility of builders or owner to serve party wall notices to all neighbors.

Dimensions
 All dimensions to be checked on site. Contractor to check site thoroughly before work starts and report any discrepancies.

Dimensions stated are for guidance only. Contractor to verify all boundary positions and dimensions on site prior to commencing any work, making workshop drawings or buying any materials.

Note: simple dimension check of the site has been conducted in order to prepare this scale drawing. Proposed designs have been provided by the client and final designs on this drawing have been approved by the client.

No site supervision is implied or undertaken unless otherwise separately arranged. The drawing does not indicate the extent of any excavation works and the contractor is to determine this prior to submitting a quotation for the works or commencing any works. The drawing does not indicate or imply the structural condition of the existing property. The drawings have been prepared for assistance in the preparation of details for planning purposes only. No check dimensions have been taken.



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Project: Redbridge
Drawing Title: Basement Plans
Drawing Number: 01 of 01
Scale: 1:100
Date: 09/09/2017
Client:



www.style-ish.org.uk

**Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure)(England) Order 2015 (as amended)**

**Mr S Hussain,
Stylish Interiors and Architects
37A, St Anthony's Road
London
E7 9QA**

GRANTED
Application Number
3200/17
Case Officer
Luc Giraud
www.redbridge.gov.uk

Location of Development

Description of Development

Creation of basement. (Summary)

The local planning authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems that may arise when processing planning applications in line with the National Planning Policy Framework 2012.

The following Local Development Framework and Mayor of London Policies were used in the consideration of this application: BD1 (All development), BD5 (extensions to existing dwellings), SP3 (Built environment)

DECISION

In pursuance of the powers exercised by them as Local Planning Authority the Council of the London Borough of Redbridge having considered your application to carry out the development in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to **GRANT PERMISSION subject to the following conditions:**

1. The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out strictly in accordance with the following approved plans: 01r2 as amended on 29/09/17 and Site Location Map

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The materials to be used in the construction of the external surfaces of the basement extension hereby permitted shall match those used in the existing building.

Reason: In order to ensure that the development has a satisfactory appearance and to comply with Policy BD1 of the Council's Borough Wide Primary Policies Development Plan Document.