

# Property Potential with Planda's Reports



## Councils Partnered

We have partnered with 350+ councils

## 1 billion+

### Data points analysed

Planda's AI Brain has collected and analysed over 1 billion datapoints on submitted planning applications and appeals.

## 99%

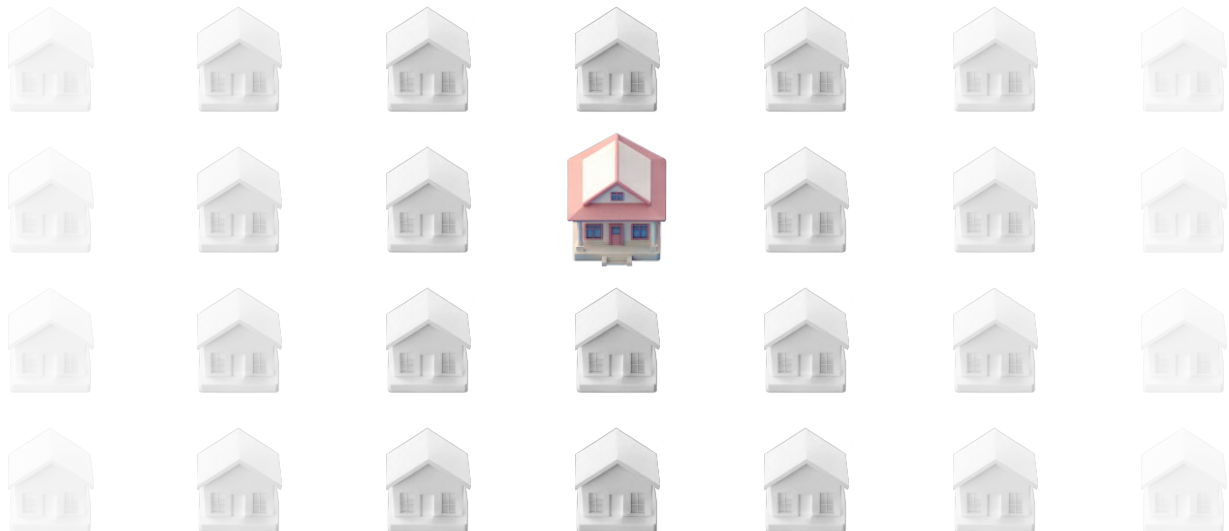
### Accuracy

Planda can predict, with a 99% accuracy, the outcome of a planning application and guide you in your application process.

## 17 mil+

### Applications

Planda's AI models contain data points on all planning applications in the UK in recent years, including their outcome and council advice.



### Location Insights

Planda analyses all nearby planning applications to offer a comprehensive overview of the development potential and upcoming developments.

### Renovation Scenarios

Planda can predict the likelihood of your planning application getting accepted, using billions of data points to provide you with a comprehensive report.

### Tailored Recommendations

From analysing every decision notice issued for refused applications in your area, this report will tell you what to avoid to maximise your chances for success.

### Comply with Regulations

The NTSELAT has issued new guidance for property agents to help buyers and renters make informed decisions. Planda reports assist in complying with these rules.

# What can I build at my new home?

22 The Chase, Waltham Cross, EN7 5PB

Planning can be complex, with permitted development rights and varying rules across local authorities. Using detailed data from your council, we analyse past planning applications to provide an accurate assessment of your chances for extensions or improvements. This report will help you understand your home's potential with clarity and confidence.

## Overview of your property:

Previous Planning Applications

✓ 1 record found

## Here is a snapshot of Broxbourne :

Broxbourne demonstrates commendable performance, showcasing outcomes in alignment with national averages. Over the past 6 months, data collected provides valuable insights into their efficiency and effectiveness in handling planning applications.



### Approved Applications

Recent home extension and loft conversion approvals in Broxbourne within the last 6 months

- Loft Conversion
- Single Storey Extension
- Double Storey Extension

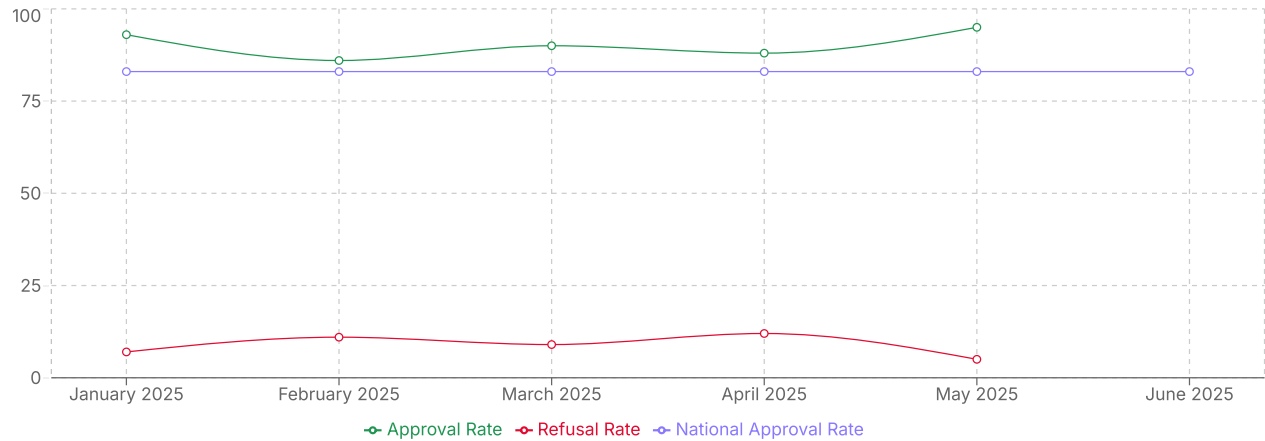
Average time of approval

61 days

While every effort has been made to ensure the accuracy of the data presented, variations may occur due to factors beyond our control.

## Overview of your council:

Utilising advanced AI technology, Planda analyses planning trends, local restrictions, and past applications in Broxbourne . These factors shape decisions, making it essential to understand the bigger picture.



## Previous Applications Overview

22 The Chase, Waltham Cross, EN7 5PB

### Please Note:

Knowing the planning history of a property and local area is crucial for all parties involved in a property transaction. The data presented in this section covers planning applications and other related permissions from the past 8 years. While this information can be invaluable in understanding the property's history and context, it's important to note that it may not capture developments prior to the past decade. Use this overview to help inform your discussions on the property's potential, opportunities, and constraints.

### Past Planning Applications at 22 The Chase

Estate agents must disclose whether any planning permission has been granted, refused, or is pending for developments or changes on the property itself. Planda provides up to 6 planning applications from the past 8 years to help you understand any ongoing or historical developments directly on the property.

#### House Extensions

Single/two storey side extension first floor rear extension and single storey front extension

Approved

[ref 07/16/Q463/HF](#)

13.06.2016

### Other Applications at 22 The Chase

Planda covers other types of applications, such as Tree Preservation Orders (TPOs), Release of Conditions, or change of use applications from the past 8 years, providing a comprehensive view of the property's planning history.



#### No planning applications in the last 8 years

There have been no planning applications on the property in the past 8 years.

## Developments in the Local Area

### Council Development Activity

Council development rate compared to the national average

Quiet



### 77 New Applications submitted

within 500m in the last year.

### 355 Planning Applications approved

within 500m in the last 8 years.

### Immediate Neighbours

Nearby planning permissions can shape the future of an area. Planda shows validated, approved, or refused permissions ranked by relevance. Explore up to 7 applications from the past 8 years to understand how local changes might impact your property.

#### Garage Conversion

Partial garage conversion

99 Newgatestreet Road Goffs Oak Hertfordshire SSL EN7

● 198 meters away

[ref 07/25/0279/HF](#)

22.05.2025

Approved

#### Single Storey Rear Extension

Prior approval for 5m single storey rear extension

81 Cuffley Hill Goffs Oak Hertfordshire United Kingdom 5HB E...

● 236 meters away

[ref 07/25/0307/PN42](#)

02.05.2025

Approved

#### House (Extensions)

Two storey side extension. single storey rear and side extension

28 Goffs Oak Avenue Goffs Oak Hertfordshire 5NJ EN7

● 68 meters away

[ref 07/25/0073/HF](#)

11.03.2025

Approved

#### House (Extension/Alteration)

Single storey rear extension. front porch and new flank window

56 Cuffley Hill Goffs Oak Hertfordshire 5EU EN7

● 166 meters away

[ref 07/24/0853/HF](#)

16.01.2025

Approved

#### Single Storey Rear Extension

Single storey rear extension

54 Cuffley Hill Goffs Oak Hertfordshire 5EU EN7

● 166 meters away

[ref 07/24/0919/HF](#)

13.01.2025

Approved

#### Garage Conversion to Habitable Room

Change of use of garage to habitable room

23 Beehive Road Goffs Oak Hertfordshire 5NL EN7

● 102 meters away

[ref 07/24/0572/HF](#)

28.08.2024

Approved

#### Loft and Garage Conversion with Roof Alterations

Rear dormer loft conversion with front roof skylights. garage conversion. front pitched roofs over front door and front ...

47 Cuffley Hill Goffs Oak Hertfordshire 5HE EN7

● 246 meters away

[ref 07/24/0529/HF](#)

14.08.2024

Approved

## Wider Area Overview

### Nearby Developments

Nearby planning applications could impact property value or living conditions. Look into the future by knowing what applications are under review or have recently been approved in your area. Planda lists up to 9 relevant applications from the past 8 years, including residential and mixed-use projects.

<b>2 Dwellings (New Construction)</b> Application for permission in principle for 2No. new dwellings with detached garages Weald View Nursery Crouch Cheshunt	● 380 meters away	<a href="#">ref 07/24/0998/PIP</a>	Approved 01.04.2025
<b>2 Detached 4-Bedroom Dwellings (New Build)</b> Erection of 2no. 4 bedroom detached dwellings with new access Land To Rear Of 118 Cuffley Hill Goffs Oak Hertfordshire 5EY...	● 435 meters away	<a href="#">ref 07/23/0478/F</a>	Approved 24.07.2023
<b>8 Dwellings (New Construction)</b> Demolition of existing buildings and construction of 8No. dwellings new access road and landscaping White House Farm St James Road Goffs Oak 6TR EN7	● 347 meters away	<a href="#">ref 07/20/0325/F</a>	Approved 14.02.2023
<b>Residential Development of Up to 8 Houses</b> Outline planning application with all matters reserved except for access for residential development of up to 8 houses Pendine St James Road Goffs Oak Hertfordshire 6TR EN7	● 492 meters away	<a href="#">ref 07/21/0327/O</a>	Approved 21.12.2022
<b>New 5-Bedroom Detached House (Demolition &amp; Construction)</b> Demolition of existing four bedroom detached house and erection of a five bedroom detached dwelling associated wo... 128 Cuffley Hill Goffs Oak Hertfordshire 5EY EN7	● 472 meters away	<a href="#">ref 07/22/0806/F</a>	Approved 10.10.2022
<b>New Detached House Development</b> Demolition of detached house and garage and construction of new detached house 116 Cuffley Hill Goffs Oak Hertfordshire 5EY EN7	● 392 meters away	<a href="#">ref 07/21/1502/F</a>	Approved 14.02.2022
<b>2 New 5-Bedroom Houses (Demolition/Construction)</b> Demolition of existing house and garage and construction of 2 no. 5 bedroom houses with associated vehicle parking ... Saxonwold Newgatestreet Road Goffs Oak Hertfordshire 5RT EN7	● 478 meters away	<a href="#">ref 07/21/1066/F</a>	Approved 03.12.2021
<b>New Dwelling (Replacement)</b> Demolition of existing dwelling and erection of new dwelling 132 Cuffley Hill Goffs Oak Hertfordshire 5EY EN7	● 497 meters away	<a href="#">ref 07/21/0154/F</a>	Approved 25.03.2021
<b>New Detached Dwelling (Plot Division)</b> Demolition of existing structures and division of plot with erection of new detached dwelling and new vehicular access Land To Rear Of 37 Colston Crescent Goffs Oak Hertfordshire ...	● 369 meters away	<a href="#">ref 07/19/0504/F</a>	Approved 23.07.2019

## Wider Area Overview

### Major Projects

Major project applications like large residential developments or infrastructure within a certain distance may affect property desirability. Planda provides up to 8 major applications from the past 8 years, ranked by relevance, to keep you updated on future potential changes in the area.

#### 14 Self-Build Residential Plots (Outline Application)

Approved

Outline planning application for the demolition of buildings and provision of upto 14 residential self-build plots with a n...

Springfield And Westgate Nursery Crouch Lane Goffs Oak 6TN E... ● 373 meters away

[ref 07/20/0345/O](#)

19.08.2022

#### 38 Dwellings (New Development)

Approved

Construction of 38 dwellings creation of public open space formation of access hard and soft landscaping car parking...

Land At The Junction Of Newgatestreet Road St James Road Oak ● 185 meters away

[ref 07/20/1220/F](#)

06.08.2021

#### 23 New Houses (Re-development)

Approved

Proposed re-development to provide 23 new houses

104 Cuffley Hill Goffs Oak Hertfordshire 5EY EN7

● 265 meters away

[ref 07/18/0363/F](#)

12.07.2019